

## **Before the Housing Committee on 2/28/22**

### **Re: S.B. No 200 - An Act Concerning Summary Process Records**

I OPPOSE S.B. No 200

Hello,

My name is Oz Pariser and I am a full time landlord in Hartford, East Hartford, and New Britain. I have been serving my community by providing safe and affordable housing for years. I oppose S.B. No 200 for the following reasons:

This act will serve to hide the truth so landlords take more risk by unknowingly renting to previously evicted persons, maybe evicted multiple times. After the last 2 years where the government basically sanctioned theft from property owners to support the public good, property owners are very wary of taking risks. These are public record should not be withheld from us. stop moving the burden of renting to the small property owners. It's a non-discriminatory way of screenings. Many of the solutions you seek could be found by changing the eviction system, to diminish the great risk landlords take when renting to marginal applicants.

- A 30 day guarantee to completion for summary process cases. Would allow for security deposit to cover most expenses and encourage LL's not to worry about past behaviors.

- Allow for larger amounts of security deposits, up to 3 or more months' worth, for marginal tenants, to mitigate the risk of renting to them.

- The creation of more housing, which is the only true way to alleviate the needs of many underserved populations.

Thank you for your time, please feel free to contact me for more information.

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